QUITCLAIM DEED

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MM QCD 26 3104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Delphine Strains and Nestle Strains-Harris, as to a Life Estate	**Same As New Owner**	
(NAME)	(NAME)	**MAP 70-2 PARCEL 97**
3104 Stokers Lane,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DELPHINE STRAINS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DELPHINE STRAINS AND NESTLE STRAINS-HARRIS, AS TO A LIFE ESTATE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tosha's Court, Section Two, of record in Plat Book 7900, page 693, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Delphine Strains, unmarried, by Warranty Deed from Barbara Biggers, unmarried, executed on August 12, 2005 and recorded August 19, 2005 in Instrument Number 20050819-0099064, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3104 Stokers Lane, Nashville, Tennessee 37218**.

Karen Johnson
Batch # 1432509
06/10/2026 03:09:45 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260610-0052771

Witness my/our hand(s) this the 5th day of June, 2026.

Delphine Strains
Delphine Strains

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELPHINE STRAINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2026.

Briana Gage
Notary Public
My Commission Expires: 11/8/27
(SEAL)



RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212